

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING

Administration Center, 18500 Murdock Circle, Building
B, Room B-106, Port Charlotte, Florida

Board Members

Michael Gravesen, Chair
Paul Bigness, Vice-Chair
Stephen Vieira, Secretary
Don McCormick
Clint Baker



District

District V
District III
District I
District II
District IV

AGENDA
REGULAR MEETING

August 8, 2022, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [July 11, 2022, Regular Meeting](#)

Announcements

NOTE: For each petition on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability.

FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

PETITIONS

1.) PP-22-03-09

Quasi – Judicial

Commission District II



Taylor Morrison of Florida, Inc. is requesting Preliminary Plat approval for a subdivision to be named, Starling, consisting of 384 single-family detached units and related infrastructure. The site contains 297.16+ acres and is generally located south of Notre Dame Boulevard, north of Zemel Road, east of Burnt Store Road, and west of Green Gulf Boulevard. The property is in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area and Commission District II.

2.) PP-22-05-11

Quasi-judicial

Commission District I



D.R. Horton, Inc. is requesting Preliminary Plat approval for a replat of a portion of the First Replat of Heritage Lake Park, to consist of 40 single-family attached lots, to be named, Heritage Lake Park Villas. The property contains 5.57± acres and is located south of Rampart Boulevard, north of Harborview Road, east of Nuremberg Boulevard and west of Luther Road, in the Port Charlotte area and within Commission District I.

3.) PP-22-05-13

Quasi-judicial

Commission District I



D.R. Horton, Inc. has requested Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community Palmetto Landing, consisting of 499 residential lots including 259 single-family lots and 240 town villas, seven water management tracks, one road right-of-way tract, 10 landscape tracts, and a future amenity center tract. This site contains 128.78± acres and is generally located south of Bermont Road, north of the County line with Lee County, west of the County line with Glades County and east of Bluebird Trail, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

4.) PP-22-05-14

Quasi-judicial

Commission District I



Meritage Homes of Florida, Inc. has requested Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community Crescent Lakes Phase 1, consisting of 194 single-family lots and 16 tracts with supporting utility, roadway, and stormwater infrastructure. This site contains 111.47± acres and is generally located south of Bermont Road, north of the County line with Lee County, west of the County line with Glades County and east of Bluebird Trail, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

5.) PP-22-05-15

Quasi-judicial

Commission District I



Pulte Home Company, LLC. has requested Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community Northridge Phase 2, consisting of 158 single-family residential lots and six tracts with supporting utility, roadway, and stormwater infrastructure. This site contains 44.83± acres and is generally located south of Bermont Road, north of Greenway Boulevard, west of Talon Terrace and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1, within the East County area, and in Commission District I.

6.) PP-22-05-16

Quasi-judicial

Commission District I



Pulte Home Company, LLC. has requested Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community Verde, consisting of 399 single-family residential lots and 20 tracts with supporting utility, roadway, and stormwater infrastructure. This site contains 109.23± acres and is generally located south of Bermont Road, north of the County line with Lee County, west of the County line with Glades County, and east of Cypress Parkway, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

ADJOURNMENT